



711 Second St
Webster City, IA
50595
PH 515-832-3364
Fax 515-832-3374

Buyers Closing Statement

706 1st Ave North
Fort Dodge, IA
50501
PH 515-576- 2012
Fax 515-576-1223

1507 Willson Ave Webster City

8/9/2016

	<u>Credits</u>	<u>Debits</u> (buyer owes)
Purchase Price	\$0.00	\$300,000.00
Tax:		
Annual Taxes \$3604 Paid in full		
Tax Prorate		
July 1 2015 to August 9th 2016 Credit to buyer	\$3,998.96	\$0.00
Earnest Money	\$2,000.00	
Revenue Stamps		
Credit to Buyer	\$479.20	\$0.00
Recording Fee		
Paid out of closing	\$0.00	\$0.00
Legal Fees		
Paid out of closing		
Interest Adjustment		
Moving Allowance	\$0.00	\$10,000.00
Inspections		\$0.00
Appraisal Fee		
	<u>Total Debits:</u>	\$310,000.00
	<u>Total Credits:</u>	\$6,478.16
Amount due from Buyer to be wired to Neighborhood Realty on behalf of the seller.....	<u>Due from Buyer:</u>	\$303,521.84
Buyer responsible for taxes due September 1 2016 and all subsequent taxes.		

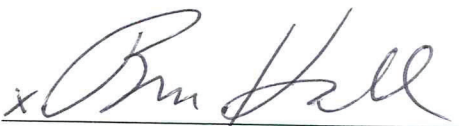
SELLERS

Scot and April Ely

BUYERS

Veroblue Farms USA inc.

See attached signature page

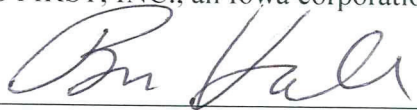
x 
Bruce A. Hall, CFO

Closing Statement Signature Page Addendum

Scot and April Ely Sale to Iowa's First, Inc.
1507 Willson Avenue, Webster City, IA

PURCHASER:

IOWA'S FIRST, INC., an Iowa corporation

By: 

Name: BRUCE A. HALL, AS CFO

Title: CHIEF FINANCIAL OFFICER

Closing Disclosure

Closing Information

Date Issued
Closing Date 5-25-18
Disbursement Date 5-25-18
Settlement Agent Ryan J. Mahoney
File # 4112.000
Property 1507 Willson Ave.
 Webster City, IA 50595
Sale Price 232,000

Transaction Information

Borrower Joella M. Grossoehme
 10603 Hinterland Dr.
 Fishers, IN 46038
Seller Iowa's First, Inc.
 401 Des Moines St.
 Webster City, IA 50595

Summaries of Transactions

SELLER'S TRANSACTION

M. Due to Seller at Closing **\$232,000.00**

01 Sale Price of Property \$232,000.00

02 Sale Price of Any Personal Property Included in Sale

03

04

05

06

07

08

Adjustments for Items Paid by Seller in Advance

09 City/Town Taxes to \$ 0.00

10 County Taxes to \$ 0.00

11 Assessments to \$ 0.00

12 to \$ 0.00

13

14

15

16

N. Due from Seller at Closing **\$189,185.31**

01 Excess Deposit

02 Closing Costs Paid at Closing (J) \$15,019.90

03 Existing Loan(s) Assumed or Taken Subject to

04 Payoff of First Mortgage Loan to First State Bank 165,152.79

05 Payoff of Second Mortgage Loan to Broadmoor Financial 4,757.19

06 Mortgage Payoff fee to USPS 24.70

07 Recording Fee for Release 10.00

08 Seller Credit \$ 0.00

09

10

11

12

13

Adjustments for Items Unpaid by Seller

14 City/Town Taxes to \$ 0.00

15 County Taxes 7-1-17 to 5-25-18 4220.73

16 Assessments to \$ 0.00

17 to \$ 0.00

18

19

CALCULATION

Total Due to Seller at Closing (M) \$232,000.00

Total Due from Seller at Closing (N) (\$189,185.31)

Cash ☐ From ☒ To Seller **\$42,814.69**

Contact Information

REAL ESTATE BROKER (B)

Name Abens Realty

Address 1988 Superior St.
Webster City, IA 50595

__License ID F05703000

Contact Tyler Abens

Contact __License ID B43670000

Email

Phone 515-297-0755

REAL ESTATE BROKER (S)

Name Neighborhood Realty

Address 711 2nd St.
Webster City, IA 50595

__License ID T05081000

Contact Stacy Wearda

Contact __License ID B44605000

Email

Phone

SETTLEMENT AGENT

Name Ryan J. Mahoney

Address 615 Story St.
Boone, IA 50036

__License ID ITG3731

Contact Ryan J. Mahoney

Contact __License ID AT4948

Email ryan@jordanmahoney.com

Phone 515-432-4510



Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Closing Cost Details

Loan Costs	Seller-Paid	
	At Closing	Before Closing
A. Origination Charges		
01 .147% of Loan Amount (Points)		
02 Processing fee		
03		
04		
05		
06		
07		
08		
B. Services Borrower Did Not Shop For		
01 Appraisal Fee		
02 Credit Report Fee		
03 Flood Certification fee		
04 UP front MIP		
05		
06		
07		
08		
09		
10		
C. Services Borrower Did Shop For		
01 Abstracting to Hamilton County Abstracting Services	320.00	
02 Courier Fees to USPS		
03 Lender's insurance to Iowa Title Guaranty		
04 Settlement fee to Jordan & Mahoney Law Firm, P.C.		
05 Title Examination to Jordan & Mahoney Law Firm, P.C.		
06		
07		
08		

Other Costs			
E. Taxes and Other Government Fees			
01 Recording Fees	Deed: 17.00 Mortgage: 82.00		
02 Transfer Tax	to: Hamilton County Recorder	370.40	
F. Prepays			
01 Homeowner's Insurance Premium (mo.) to:			
02 Mortgage Insurance Premium (mo.) to:			
03 Prepaid Interest	per day from to		
04 Property Taxes (mo.) to:			
05			
G. Initial Escrow Payment at Closing			
01 Homeowner's Insurance	per month for mo.		
02 Mortgage Insurance	per month for mo.		
03 Property Taxes	per month for mo.		
04	per month for mo.		
05	per month for mo.		
06	per month for mo.		
07			
08 Aggregate Adjustment			
H. Other			
01 Real Estate Commission	6960.00 to: Neighborhood Realty	\$6,960.00	
02 Real Estate Commission	6960.00 to: Abens Realty	\$6,960.00	
03			
04 Deed Prep to Malloy Law Firm, LLP		409.50	
05 Attorney Fees for POA preparation			
06 Recording Fees for Power of Attorney to Hamilton Co. Recorder			
07			
08			
09			
10			
11			

J. TOTAL CLOSING CLOSTS	\$15,019.90	\$ 0.00
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CERTIFICATION

I have carefully reviewed this Closing Disclosure and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Closing Disclosure form.

Iowa's First, Inc. Seller

To the best of my knowledge the Closing Disclosure which I have prepared is true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Ryan J. Mahoney Settlement Agent _____ Date

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.